

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION FOR REHABILITATION OF  
RESIDENTIAL HOUSING IN THE KITTREDGE SQUARE  
URBAN RENEWAL AREA PROJECT NO. MASS. R-167  
PARCELS 1,3,7, and A-2

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WHEREAS, The Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, The Urban Renewal Plan for the Kittredge Square Renewal Area, Project No. Mass. R-167, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, The Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Marie A. Watson, Jack R. Wilkins, and Michael Hawkins have expressed an interest in and submitted a satisfactory proposal in the "Project Area";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Ms. Marie A. Watson, Mr. Jack R. Wilkins, and Mr. Michael Hawkins be and hereby are tentatively designated as redevelopers as follows:

Ms. Marie A. Watson for Parcel #1, 14 Morley Street  
Mr. Jack R. Wilkins for Parcel #3, 21 Morley Street, and  
Mr. Michael Hawkins for Parcel #7, 11 Morley Street, and  
Parcel A-2, adjacent to 11 Morley Street,

The above mentioned designations are subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosure and issuance of all approvals required by Chapter 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;



c. Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) evidence of the availability of necessary equity funds;  
and
- (ii) working drawings indicating the number and composition of the units for new construction; and
- (iii) evidence of financing commitments from banks or other lending institutions; and
- (iv) proposed development schedules

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for development.
3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statements for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL PROJECT, MASS. R-167  
 DESIGNATION OF REDEVELOPERS  
PARCELS 1,3,7, and A-2

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On September 9, 1976 the Authority approved the advertisement of Parcels 1, 3, 7, and A-2 in the Kittredge Square Urban Renewal Project as available for redevelopment. These parcels all contain three-story brick rowhouses suitable for residential rehabilitation, with the exception of Parcel A-2, which is a vacant parcel suitable for off-street parking.

This memorandum requests that Tentative Designation be granted for these parcels to the following redevelopers.

<u>Parcels</u>	<u>Address</u>	<u>Proposed Redeveloper</u>
1	14 Morley Street	Marie A. Watson 130 Bowdoin Street Boston, MA
3	21 Morley Street	Jack R. Wilkins 20 Morely Street Roxbury, MA
7	11 Morley Street	Michael A. Hawkins 16 Waldo Avenue Somerville, MA
A-2	adjacent to 11 Morley Street	Michael A. Hawkins

All proposals with the exception of Parcel A-2 call for rehabilitation into two-unit buildings, with one unit being occupied by the redeveloper. Parcel A-2 will be used as off-street parking by the residents of Parcel 7.



The proposed redevelopers were selected on the basis of the following priorities:

- (1) Relocatee from Kittredge Square or another Federally assisted project area.
- (2) Project area resident.
- (3) Other.

It was further stipulated that these structures were to be rehabilitated for owner occupancy. Financial capabilities of proposed redevelopers were determined from the Public Disclosure Statements, credit checks and references.

All the proposed redevelopers have indicated their intention to apply for Section "312" loans in conjunction with Historical Preservation Grants for the exterior renovation of these structures, which are available for qualifying buildings within the Kittredge Square Project Area.

It is therefore recommended that the Authority tentatively designate Ms. Marie A. Watson as redeveloper of Parcel #1; Mr. Jack R. Wilkins as redeveloper of Parcel #3; and Mr. Michael Hawkins as redeveloper of Parcel #7 and Parcel A-2

An appropriate resolution is attached.